



Low Cost HOMES

O. J. BOLLINGER

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From the collection of:

Jim Draeger

A four-in-one investment that pays big dividends in health, wealth and happiness

Think it over — and you will agree that *most* of the advantages you want in Life depend upon just one thing: *A Home of Your Own*. The times are ideal for immediate building, the wisest of all investments.

INVEST IN YOURSELF

Money put into a home is an investment in yourself and your future. It brings financial independence and security — helps your business or professional progress — wins business, social or political recognition by giving you a better financial and credit rating. A home of your own encourages savings and affords opportunities for additional income. The Home Owner has every incentive for home and garden hobbies that promote health and happiness — and is free to arrange his habits with regard to landlords or fellow-tenants. His home reflects his own tastes and personality — gives full scope to his urge for self-expression.

INVEST IN YOUR WIFE

Your wife can contribute tremendously to your success and happiness, if you will provide her with the means: *A Home of Her Own*. In her own home, your wife can plan decorative schemes semi-permanent in character, making better quality furniture, drapes and rugs a true economy. She can form ties of friendship that will endure a lifetime — can provide you with the background a successful man should have.

INVEST IN YOUR FAMILY

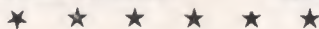
A Home is an investment in your children. It provides them with a place to play and to entertain their friends without criticism — and where you know what they are doing. It gives them social background — and, through pride of ownership, inculcates habits of thrift and responsibility. They may have pets if you approve — and brothers and sisters, of course!

INVEST IN YOUR COMMUNITY

The Home Owner is the most substantial citizen. He has a *tangible* interest in his dwelling and his neighborhood; a *genuine* concern in municipal, state and national affairs. And as his community prospers, he prospers too!

**It's easy to build the home you want—
We arrange all details for you**

Paying for a home has become easy as paying rent — and building is almost as simple as buying a car! We have a wide variety of styles and plans to suit your taste. All details of planning, financing and building can be handled through our office.



COME IN AND TALK IT OVER SOON

— BRING YOUR WIFE WITH YOU !



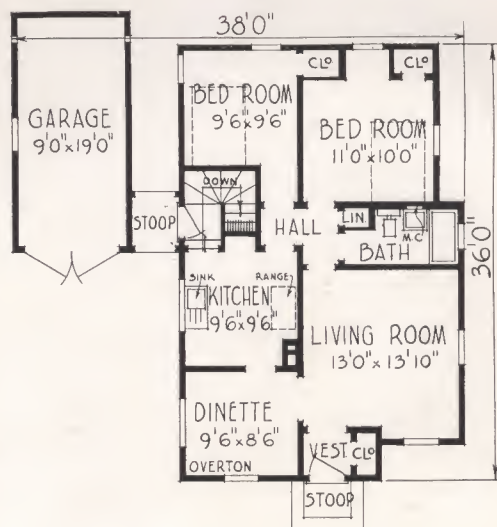
The OVERTON

This design illustrates that our present day architects appreciate the simple beauty of the Cape Cod Style. The attached garage is desirable.

CUBAGE
House 15930 Cu.Ft.
Garage 2000 Cu.Ft.



Right Side



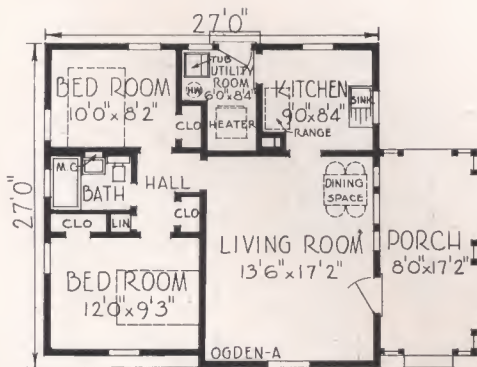
DIMENSIONS
Size of Main Building 24'0" x 36'0"
Ceiling Height 8'2" Height of Basement 7'0"

A 3277
B 3692



The OGDEN

Because of its simplicity of line and homelike atmosphere this style of home will appeal to all communities. It lends itself to a practical room arrangement.



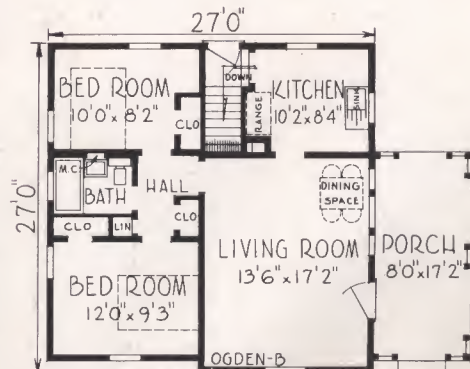
Plan A
Without Basement

DIMENSIONS

Size of Main Building..... 27'0" x 27'0"
Ceiling Height..... 8'0"
Height of Basement, Plan B..... 7'0"

CUBAGE

Plan A, 11740 Cu.Ft.
Plan B, 14980 Cu.Ft.



Plan B
With Basement

4000

3985



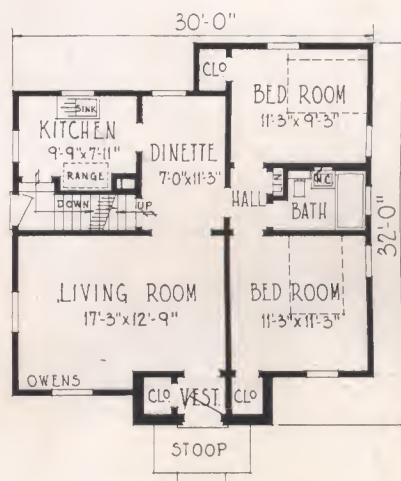
The OWENS

This well-planned five room home can be furnished with English exterior design or Colonial as illustrated below. Note the large attic space.

CUBAGE
16650 Cu. Ft.



Alternate Elevation~Design B



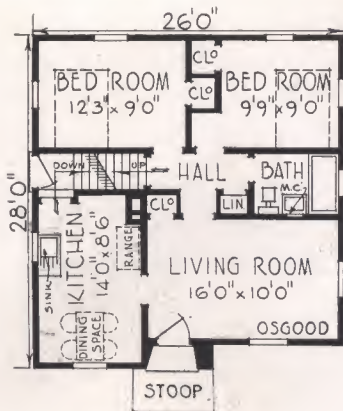
DIMENSIONS

Size of Main Building... 30'0" x 32'0"
Ceiling Height... 8'0"
Height of Basement... 7'0"

A 3500
B 3651

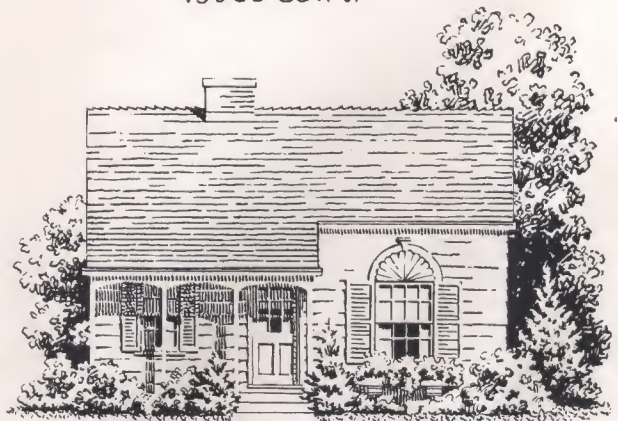


The OSGOOD



Designed for a narrow lot, yet rooms are large and comfortable. Homes may be small, yet very desirable and attractive, as the pictures show.

CUBAGE
13900 Cu. Ft.



Alternate Elevation - Design B

DIMENSIONS

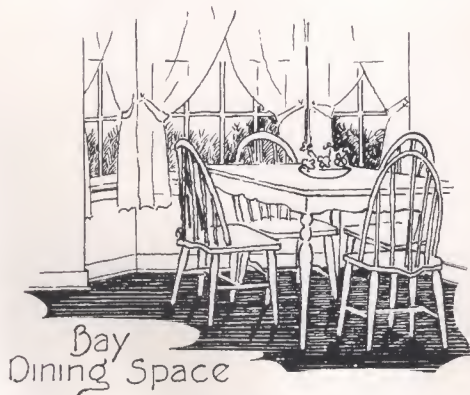
Size of Main Building... 26'0" x 28'0"
Ceiling Height..... 8'0"
Height of Basement..... 7'0"



The ORLEANS

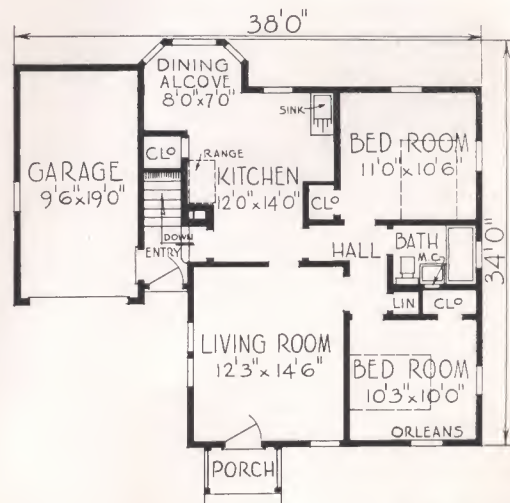
Another adaptation of the Early American features to modern requirements, such as combining the garage with the house.

DIMENSIONS
 Size of Main Building 28'0" x 30'0".
 Ceiling Height 8'0".
 Height of Basement 7'0".



Bay
Dining Space

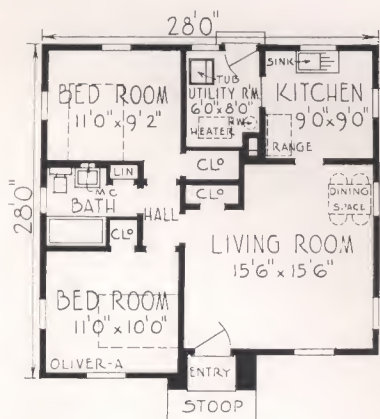
CUBAGE
 18200 Cubic Feet



A 3121
B 3531



The OLIVER

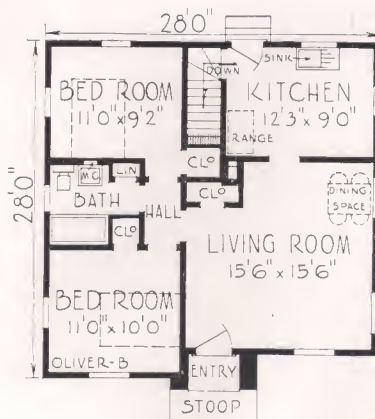


Plan A
Without Basement

An exceptional four room Colonial style home which offers the utility of five rooms. All rooms are provided with cross ventilation and are planned for efficiency.

CUBAGE

Plan A, 11500 Cu.Ft.
Plan B, 15280 Cu.Ft.



Plan B
With Basement

DIMENSIONS

Size of Main Building...28'0" x 28'0"
Ceiling Height...8'0"
Height of Basement, Plan B...7'0"



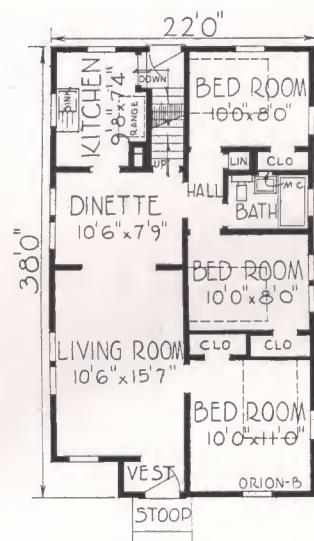
The ORION

Attractively designed for a narrow lot and planned with four rooms for Plan A, and six rooms for Plan B.



Plan A
With Two Bed Rooms

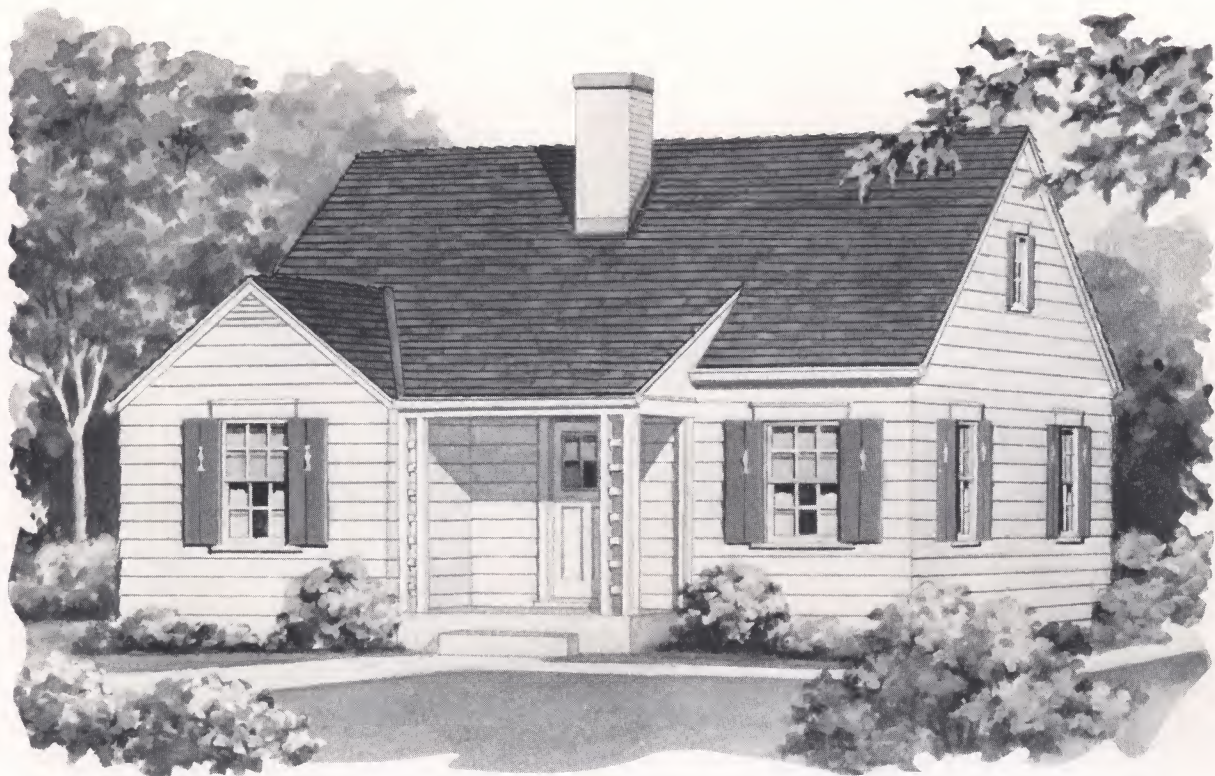
DIMENSIONS
Size of Main Building
Plan A...22'0" x 35'0".
Size of Main Building
Plan B...22'0" x 38'0".
Ceiling Height...8'0".
Height of Basement...7'0".



Plan B
With Three Bed Rooms

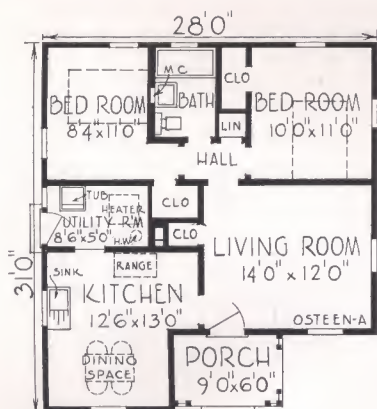
CUBAGE
Plan A...14100 Cu. Ft. — Plan B...16350 Cu. Ft.

A 3241
B 3754



The OSTEEN

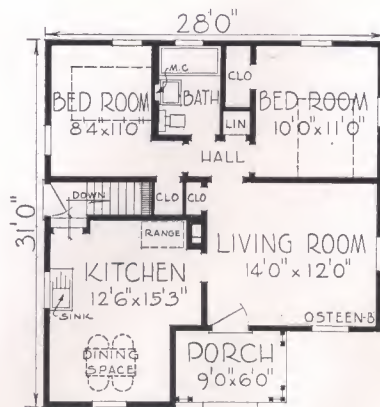
Large comfortable rooms, each with cross ventilation, were planned for this neat Colonial home of four rooms with five room efficiency.



Plan A
Without Basement

CUBAGE
Plan A
11450 Cu.Ft.
Plan B
15650 Cu.Ft.

DIMENSIONS
Size of Main Building...28'0"x31'0"
Ceiling Height.....8'0"
Height of Basement Plan B...7'0"

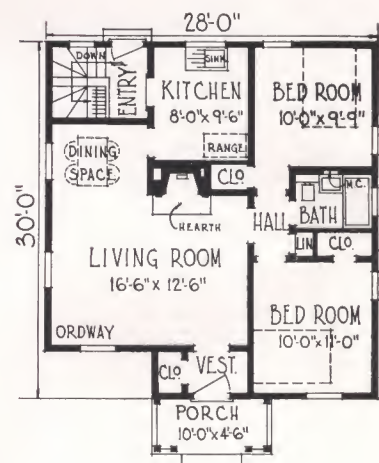


Plan B
With Basement



The ORDWAY

Plenty of floor space, an abundance of light, large living room with dining space, fireplace and plenty of closets are features worthy of note in this neat Colonial cottage. The conveniently arranged rooms promote comfort and happiness.



○
CUBAGE
16600 Cubic Feet
○



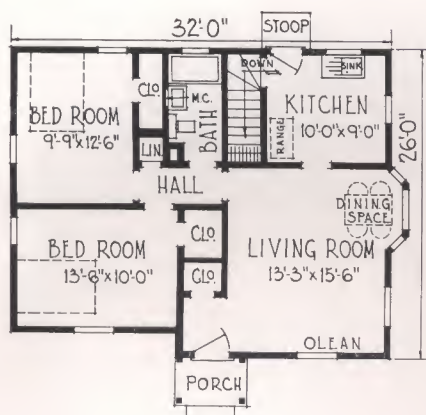
Fireplace

DIMENSIONS

Size of Main Building 28'0" x 30'0"
Ceiling Height 8'2"
Height of Basement 7'0"



The OLEAN



A home of effective Colonial beauty that will always look well in any surroundings. While small and inexpensive to build, this design satisfies the most minute requirements.

CUBAGE
16500 Cu.Ft.



Dining Space

DIMENSIONS
Size of Main Building 32'0" x 26'0"
Ceiling Height 8'0"
Height of Basement 7'0"



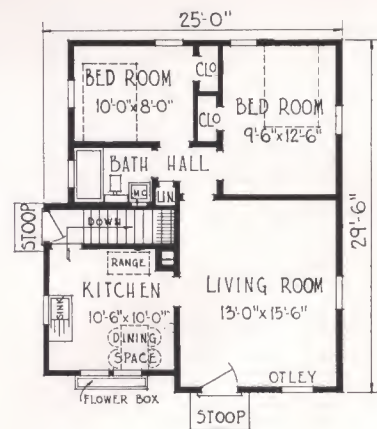
The OTLEY

A suitable home for the small lot where land values are high. Yet the home is complete with large airy rooms for comfortable living.

CUBAGE
13075 CU. Ft.



Dining Space

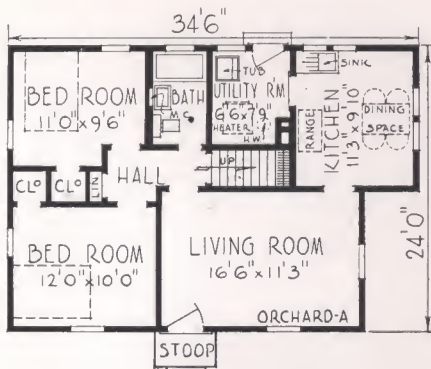


DIMENSIONS

Size of Main Building... 25'0" x 29'6"
Ceiling Height..... 8'0"
Height of Basement..... 7'0"



The ORCHARD

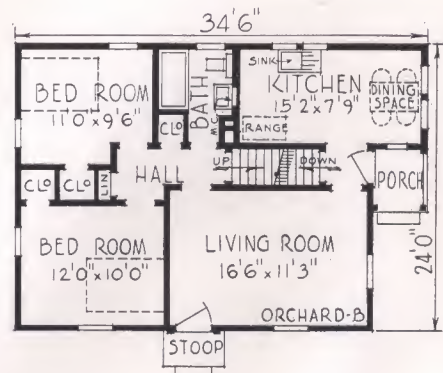


Plan A
Without Basement

CUBAGE
Plan A, 11420 Cu.Ft. — Plan B, 15530 Cu.Ft.

DIMENSIONS
Size of Main Building... 34'6" x 24'0"
Ceiling Height... 8'0"
Height of Basement, Plan B... 7'0"

This attractive low-cost home, has the distinctive quality of a clean cut appearance. It affords a large attic space.



Plan B
With Basement



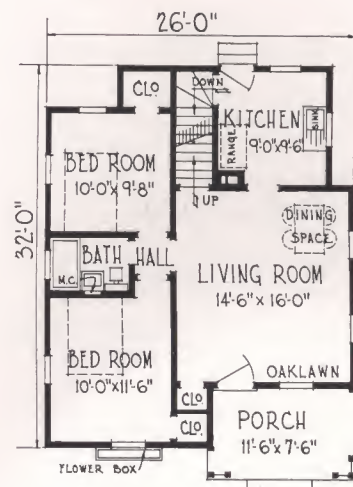
The OAKLAWN

A neat, trim and well-proportioned Colonial cottage that merits careful consideration. While the home is small, economical of construction and suitable for a narrow lot, large well-lighted rooms are provided.

CUBAGE
14800 Cu. Ft.



Section through Living Room
and Front Bed Room

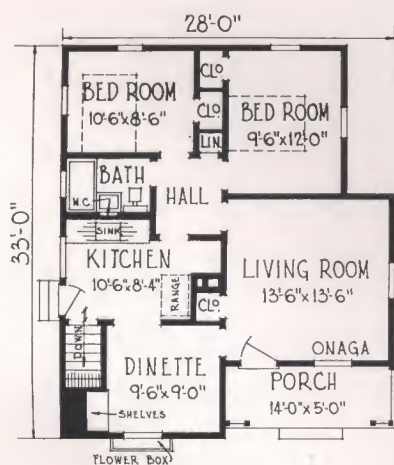


DIMENSIONS

Size of Main Building..... 26'0" x 32'0".
Ceiling Height..... 8'0".
Height of Basement..... 7'0".



The ONAGA



A neat Colonial bungalow which meets the needs of a small family. Examine the floor plans and note the splendid arrangement of rooms. The front porch adds to the homey atmosphere.

CUBAGE
15500 Cu.Ft.

DIMENSIONS

Size of Main Building-----28'0" x 33'0"
Ceiling Height-----8'0"
Height of Basement-----7'0"

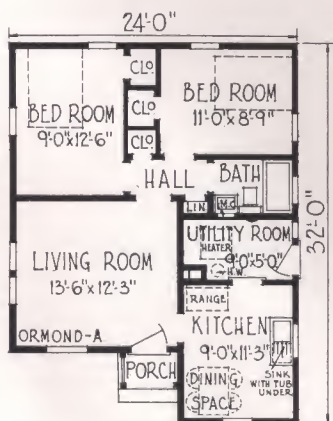


Open Shelves
In Dinette



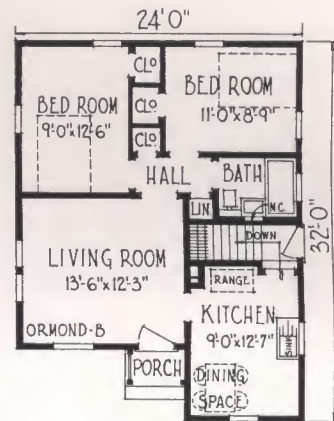
The ORMOND

Compact and inexpensive, this charming little cottage is very suitable for a small lot. Carefully planned for five-room efficiency.



Plan A
Without Basement

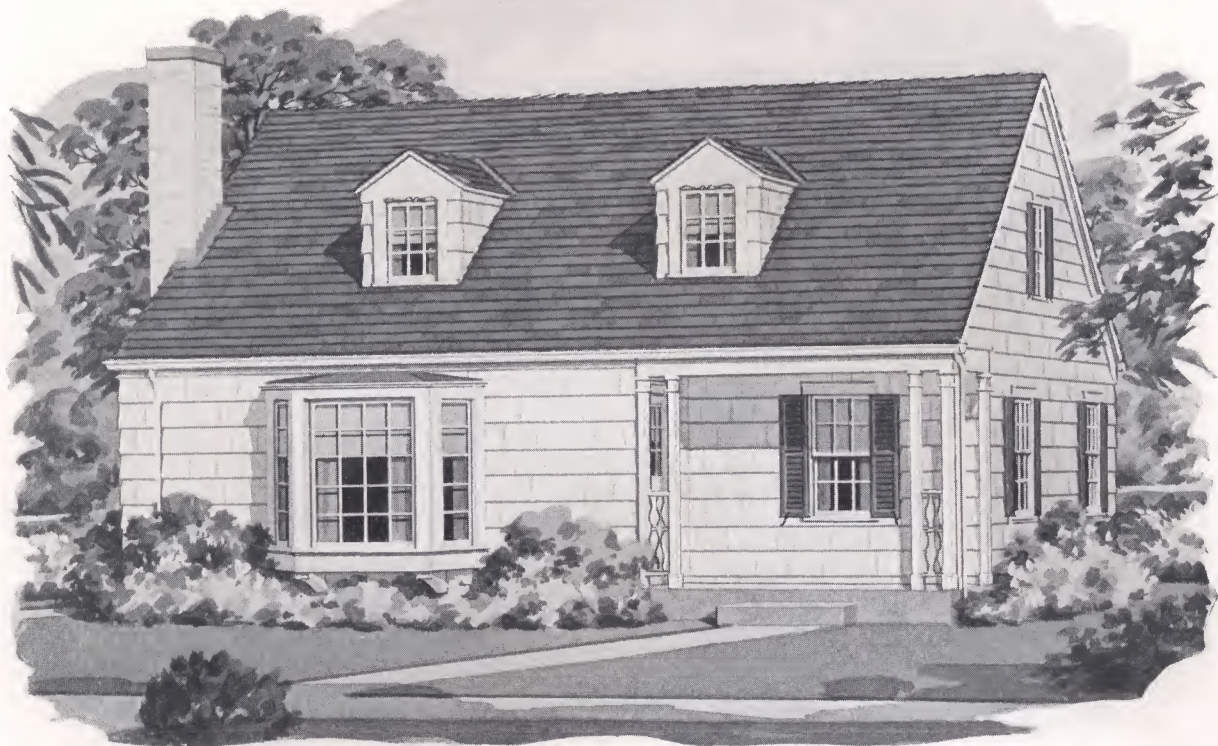
CUBAGE
Plan A, 10150 Cu. Ft.
Plan B, 13900 Cu. Ft.



Plan B
With Basement

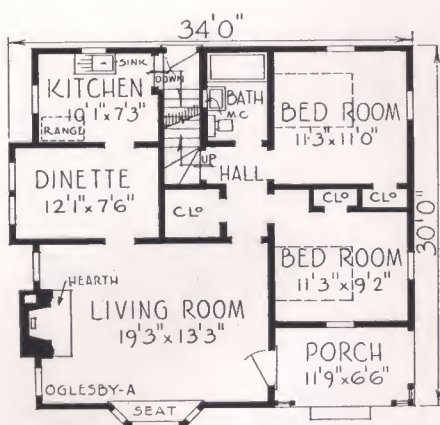
DIMENSIONS
Size of Main Building.....24'0" x 32'0".
Ceiling Height.....8'0".
Height of Basement, Plan B...7'0".

A 45-41
B 4411



The OGLESBY

A home designed for exterior charm and interior comfort. Five-room efficiency and large attic space are provided.



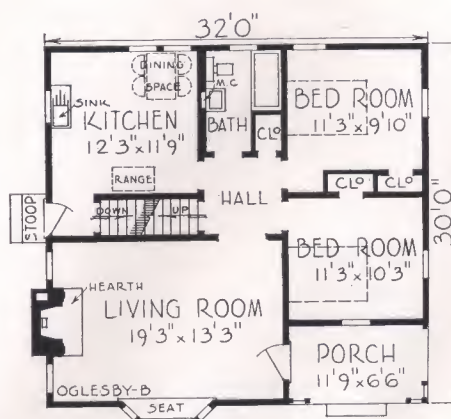
Plan A
Five Rooms

CUBAGE

Plan A, 19200 Cu. Ft. --- Plan B, 18900 Cu. Ft.

DIMENSIONS

Size of Main Building... 32'0" x 30'0"
Ceiling Height... 8'0"
Height of Basement... 7'0"



Plan B
Four Rooms

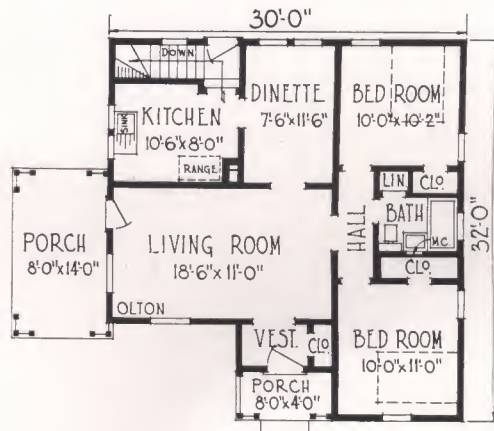


The OLTON

This home is all that the effective picture conveys. A neat and attractive exterior, well-planned comfortable rooms, ample closets, and desirable porches make for better living.

CUBAGE

House --- 16400 Cu.Ft.
Side Porch 620 Cu.Ft.



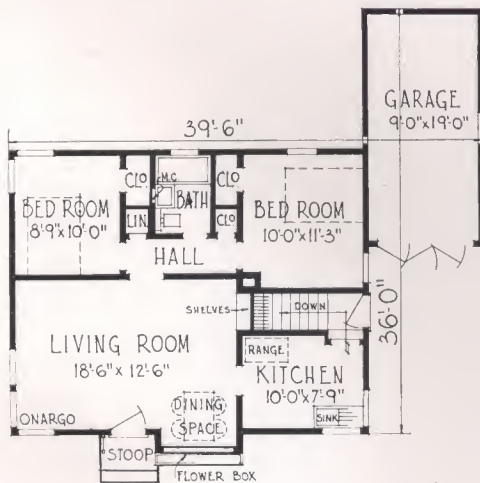
Left Side

DIMENSIONS

Size of Main Building --- 30'0" x 32'0".
Ceiling Height ----- 8'0".
Height of Basement ----- 7'0".



THE ONARGO



Charmingly modern on the inside as it is on the outside, this complete little home will find a lot of favor with those desiring a garage in a practical location.

CUBAGE
House 13000 Cu.Ft.
Garage 1900 Cu.Ft.



Shelves in
Living Room

DIMENSIONS

Size of Main Building----- 30'0"x24'0"
Ceiling Height----- 8'0"
Height of Basement----- 7'0"

3587
3550
3672
3637



Design A
As per plan.

Either the design above or the one below will give full value for the amount expended. The selection of exterior style is a matter of individual taste.



Design B
As per plan.

The OA

Gives a ch
distinctiv

These homes will
to those with sm
appreciate indivi
Planned for four
efficiency



DIME
Size of Main Bu
Ceiling Height
Height of Bas

CUBIC C

Design A
14060 Cubic Feet

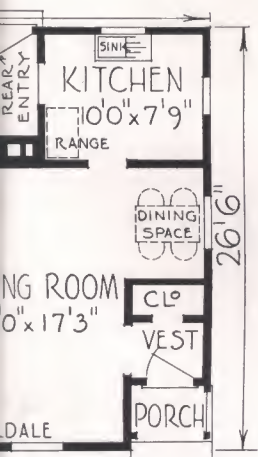
Design B
14150 Cubic Feet

480
415
520
455

KDALE

Price of four designs

Appeal particularly to families who value traditional characteristics. Rooms with the of five.



ENSIONS

Living... 31'0" x 26'6"
Dining... 8'0"
Kitchen... 7'0"

CONTENTS

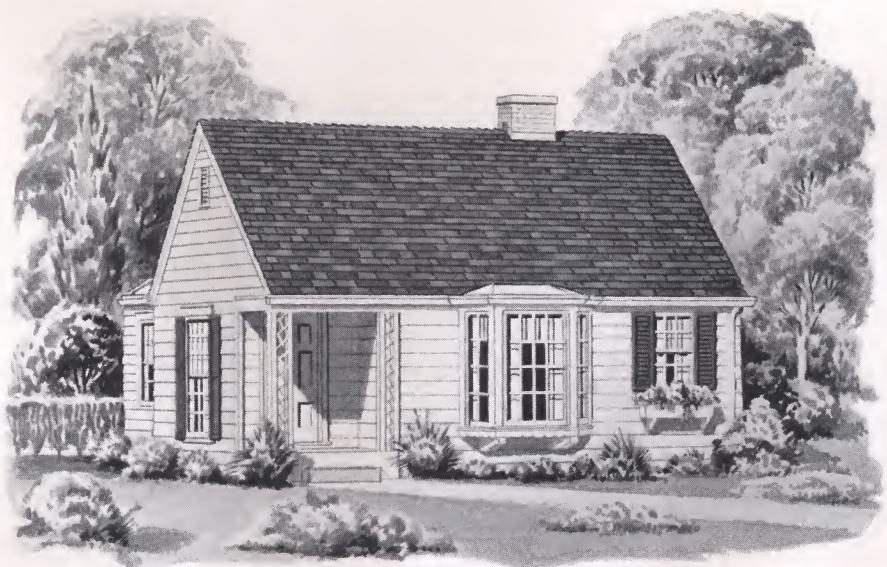
Design C
14280 Cubic Feet

Design D
14360 Cubic Feet



Design C
Plan turned for narrow lot.

Designs C and D are Colonial in character and planned for a narrow lot. Either will make an effective home.



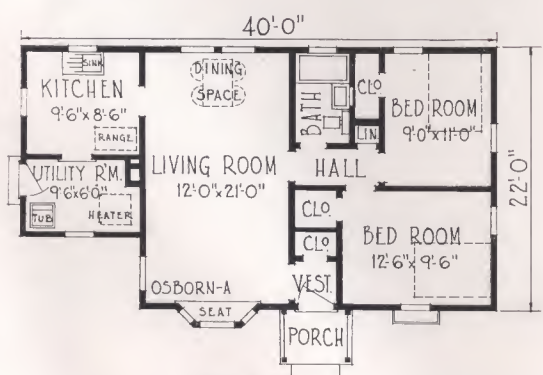
Design D
Plan turned for narrow lot.

4 33 64. 4200.⁰⁰
 13 37 93 - 4600.⁰⁰

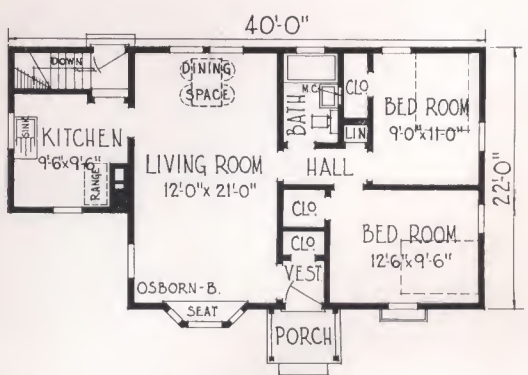


The OSBORN

The above picture brings out the admirable features of this effective Colonial bungalow. Each plan shows four rooms with five room efficiency.



Plan A
Without Basement



Plan B
With Basement

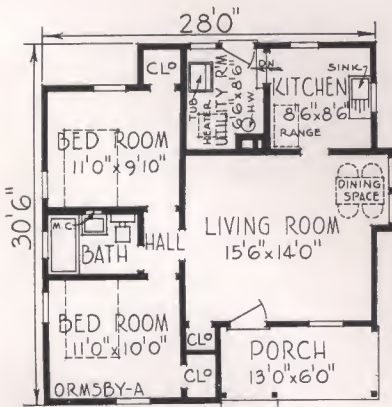
DIMENSIONS
 Size of Main Building 40'0"x22'0".
 Ceiling Height 8'0".
 Height of Basement, Plan B, 7'0".

CUBAGE
 Plan A, 12110 -- Cu. Ft.
 Plan B, 15710 -- Cu. Ft.

460
476



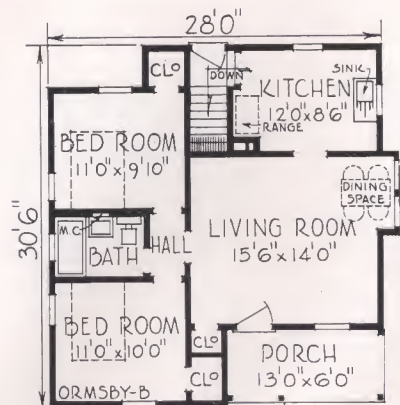
The ORMSBY



Plan A
Without Basement

In considering this Colonial cottage you will note that it has charm and proportion, and two efficient floor plans.

CUBAGE
Plan A
10000 Cu.Ft.
Plan B
13700 Cu.Ft.



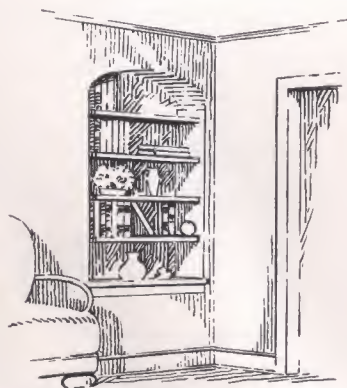
Plan B
With Basement

DIMENSIONS
Size of Main Building...28'0" x 30'6"
Ceiling Height.....8'0"
Height of Basement, Plan B...7'0"



The OMAHA

Designed for four rooms in cost but giving five rooms in efficiency, this little English style cottage will set well on a narrow lot.



Corner In Living Room

CUBAGE
14220 Cu.Ft.



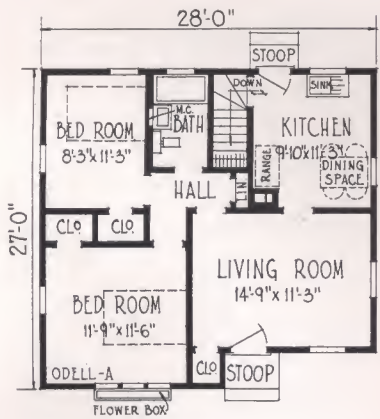
DIMENSIONS

Size of Main Building...22'0" x 35'0"
 Ceiling Height.....8'0"
 Height of Basement.....7'0"



Carroll H. 1

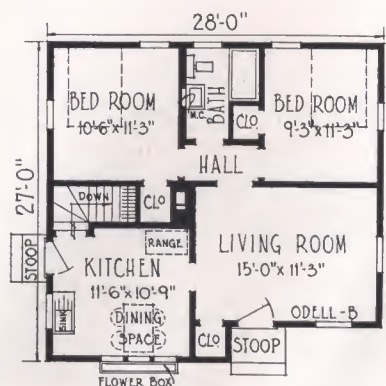
The ODELL



Plan A

This compact little home of Colonial characteristics provides a selection of two floor plans each complete with large airy comfortable rooms.

CUBAGE
for both plans
13870
Cu. Ft.
~ ~ ~



Plan B

DIMENSIONS

Size of Main Building-----28'0"x27'0".
Ceiling Height-----8'0".
Height of Basement-----7'0"



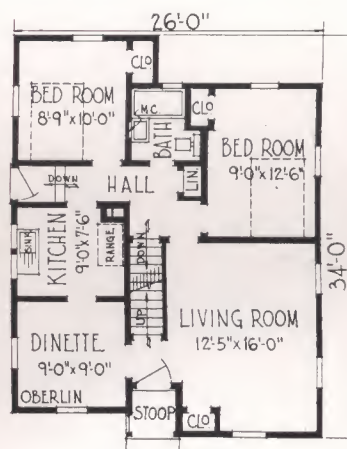
THE OBERLIN

The covered front entrance adds to the homelike quality of this five-room Colonial cottage. The stair to large attic provides for future rooms.

CUBAGE
16450 Cu. Ft.



Left Side

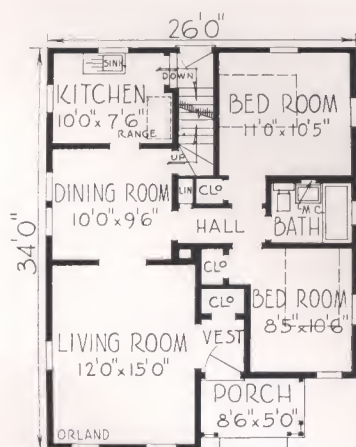


DIMENSIONS

Size of Main Building 26'0" x 34'0"
Ceiling Height..... 8'0"
Height of Basement..... 7'0"



The ORLAND



A neat, trim Colonial home designed for a narrow lot and pleasing in every detail. The inside provides five rooms arranged for utility, and a stairway to a large attic.

CUBAGE
16150 Cu. Ft.



Section Through Living Room and Front Bed Room

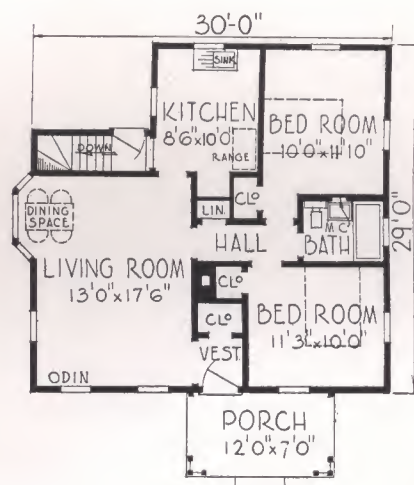
DIMENSIONS
Size of Main Building...26'0"x34'0"
Ceiling Height.....8'0"
Height of Basement.....7'0"



The ODIN

The owner of the above home secures all the comforts of modern living at the minimum cost. It offers the efficiency of five rooms and a desirable porch.

CUBAGE
15420 CU.Ft.

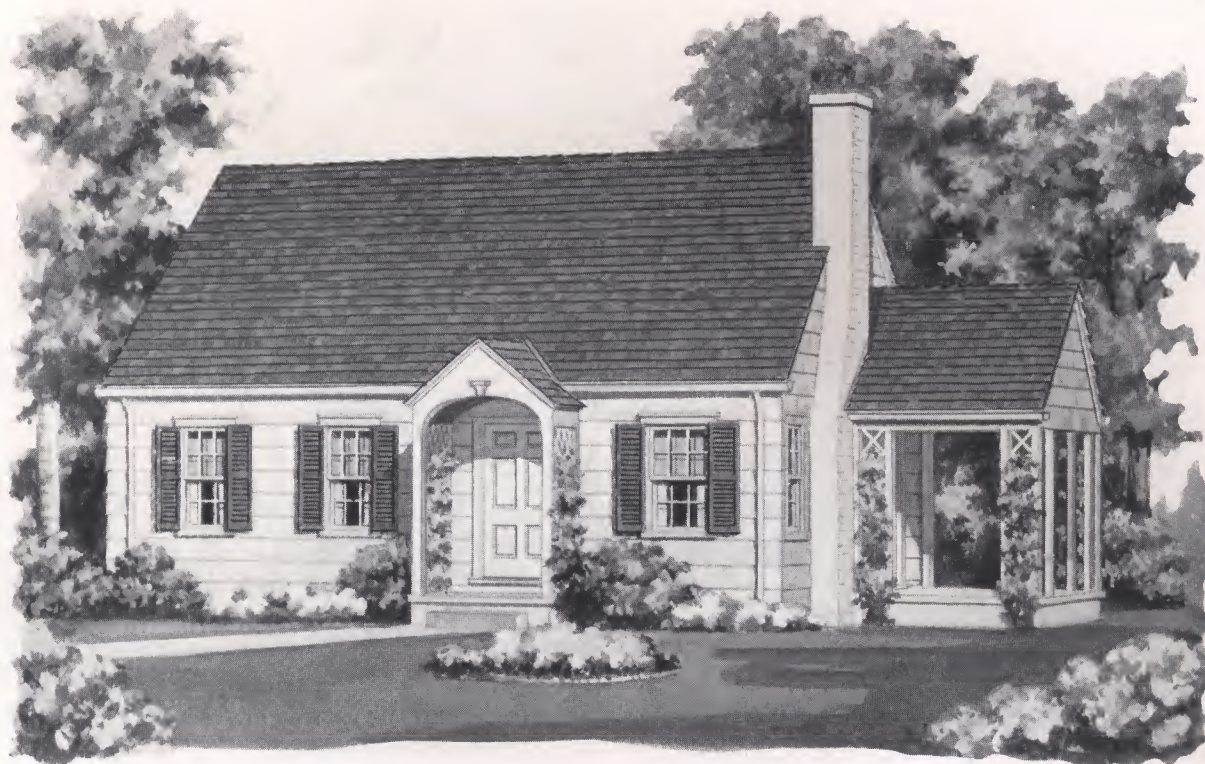


Left Side

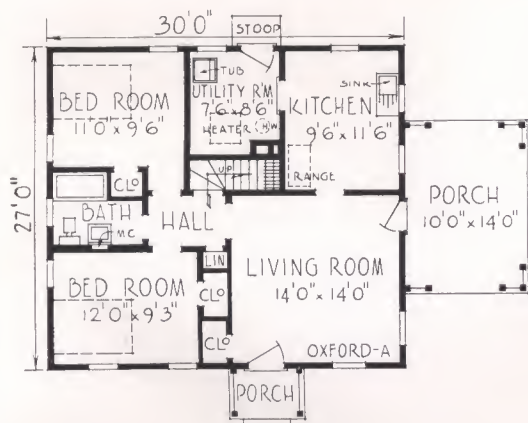
DIMENSIONS

Size of Main Building.....30'0" x 29'0"
Ceiling Height.....8'0"
Height of Basement.....7'0"

A 3662
B 4280



THE OXFORD



Plan A
Without Basement

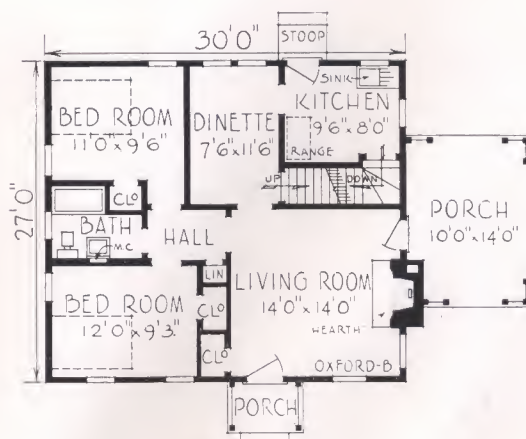
CUBAGE

Plan A, 13890 Cu.Ft. — Plan B, 18100 Cu.Ft.

DIMENSIONS

Size of Main Building.....30'0" x 27'0".
Ceiling Height.....8'0".
Height of Basement, Plan B.....7'0".

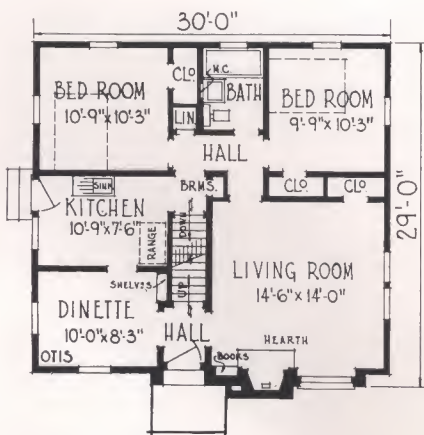
All will agree that this effective, yet inexpensive little model home is very attractive. Large attic space is provided.



Plan B
With Basement



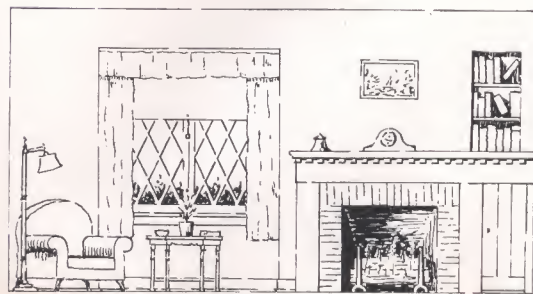
The OTIS



The English type of cottage finds many adherents among the discriminating builders. Planned for five room efficiency and large attic space.

CUBAGE
17100 Cu.Ft.

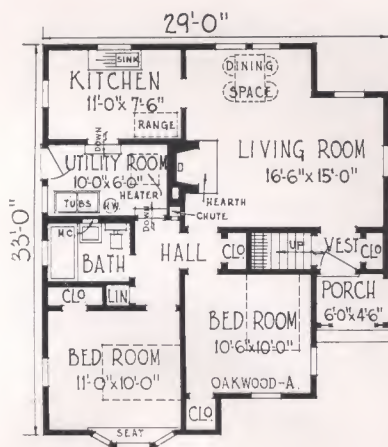
DIMENSIONS
Size of Main Building 30'0" x 29'0"
Ceiling Height 8'0"
Height of Basement 7'0"



Living Room



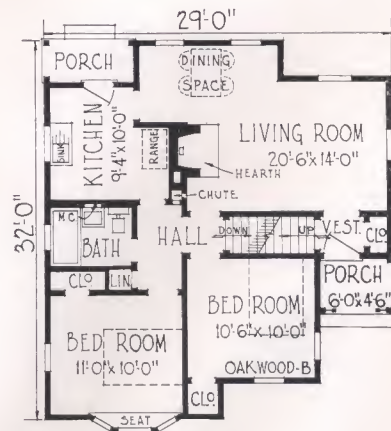
The OAKWOOD



Plan A
Without Basement

This home will appeal to those who desire something different such as location of living and dining rooms at rear.

CUBAGE
Plan A
12050 Cu.Ft.
Plan B
16000 Cu.Ft.



Plan B
With Basement

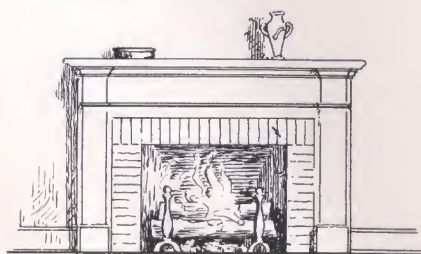
DIMENSIONS
Size of Main Building...29'0" x 32'0"
Ceiling Height...8'0"
Height of Basement, Plan B,...7'0"



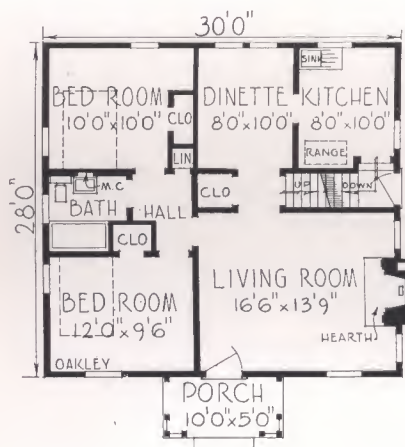
The OAKLEY

Five rooms with stairway to large attic space. This is a type of Early American home that always will be appropriate for any locality.

CUBAGE
18300 CU. Ft.



• Fireplace •

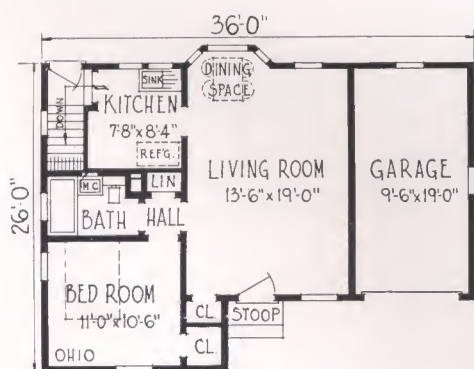


DIMENSIONS

Size of Main Building. 30'0" x 28'0"
Ceiling Height..... 8'0"
Height of Basement..... 7'0"



The OHIO



Three rooms of four-room efficiency and an attached garage make up the composition of this quaint little Colonial home. Plans provide for most approved construction.

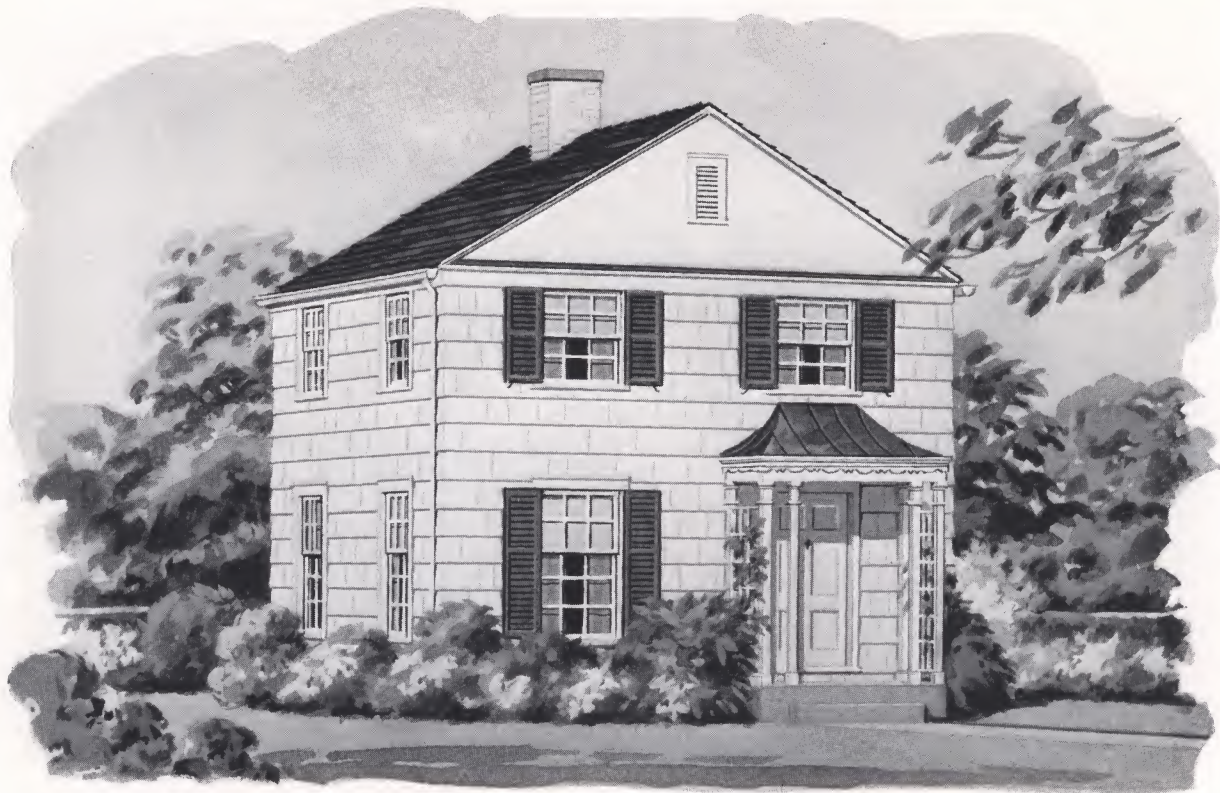
CUBAGE
14520 CU.Ft.

DIMENSIONS

Size of Main Building...36'0"x26'0"
Ceiling Height.....8'0"
Height of Basement.....7'0".

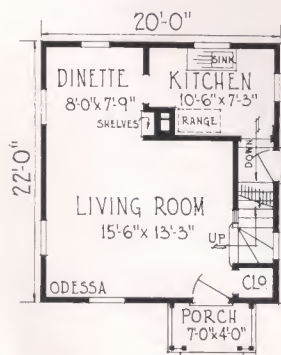


Living Room



The ODESSA

Here is a low cost Colonial home of unusual merit. It is attractive, suitable to a narrow lot and is planned with five large cross-ventilated rooms.



First Floor

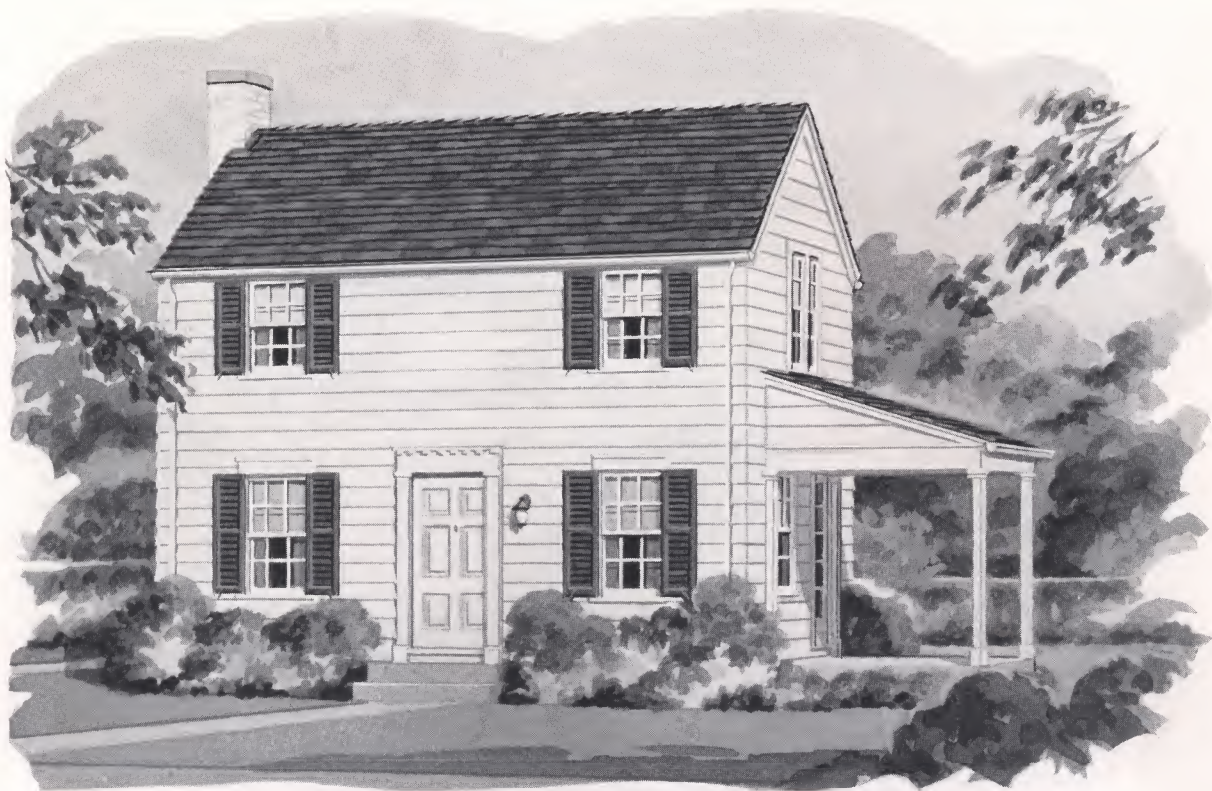
CUBAGE
11140 Cubic Feet



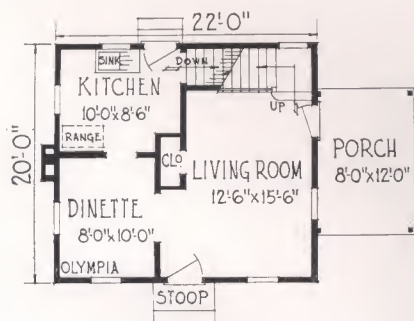
Second Floor

DIMENSIONS

Size of Main Building.....20'0" x 22'0"
Ceiling Height First Floor.....8'0"
Ceiling Height Second Floor.....7'6"
Height of Basement.....7'0"



The OLYMPIA



First Floor

This effective little Colonial design with its well-planned interior proves the fact that the square type of home offers most room space for the amount expended.

CUBAGE

House 11000 Cu.Ft.
Porch 480 Cu.Ft.

DIMENSIONS

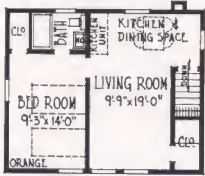
Size of Main Building...22'0" x 20'0"
Ceiling Height First Floor...8'0"
Ceiling Height Second Floor...7'6"
Height of Basement...7'0"



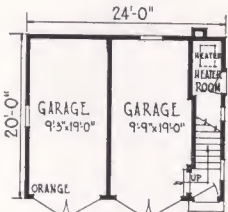
Second Floor

Note :- The designs illustrated on this page and on the following pages were especially planned to meet low cost demands and are not acceptable under F.H.A. Title II, but will conform to F.H.A. Title I requirements.

2914



Second Floor



First Floor



341

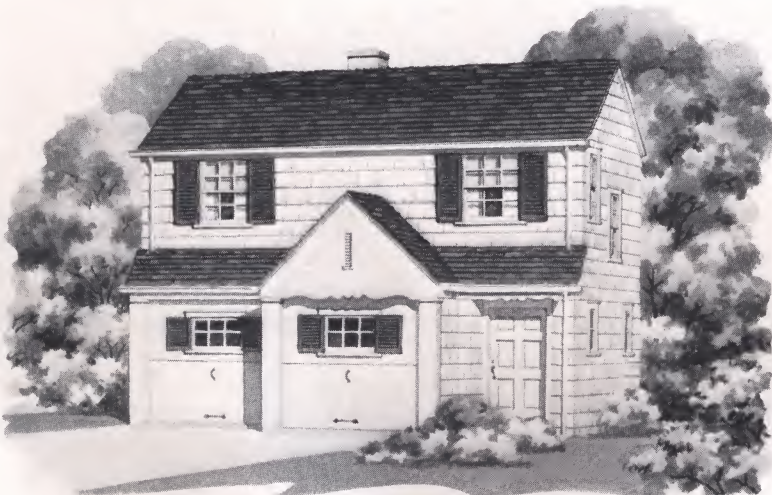
The ORANGE

DIMENSIONS

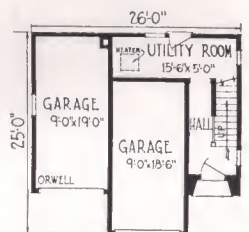
Size of Main Building - 24'0" x 20'0"
Ceiling Height 1st. Floor - 8'2"
Ceiling Height 2nd. Floor - 7'6"
8640 Cu. Ft.

On account of its economy of construction this type of apartment-garage is becoming very popular.

3323



Second Floor



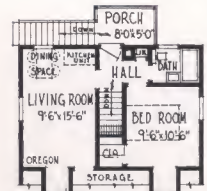
First Floor

The ORWELL

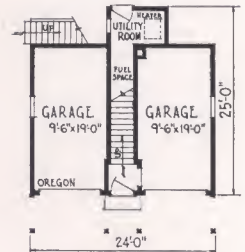
This apartment garage gives plenty of space for two cars below and a model apartment for above.

DIMENSIONS
Size of Main Building - 26'0" x 25'0"
Ceiling Height 1st. Floor - 8'10"
Ceiling Height 2nd. Floor - 7'6"
10120 Cu. Ft.

470



Second Floor



First Floor 428

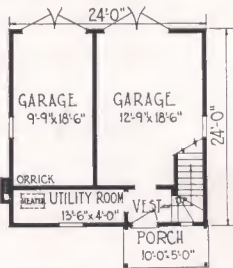
The OREGON

This design, while having the attractive appearance of a Colonial home, is really a two-car garage below with a small apartment above. The convenience and saving are at once apparent.

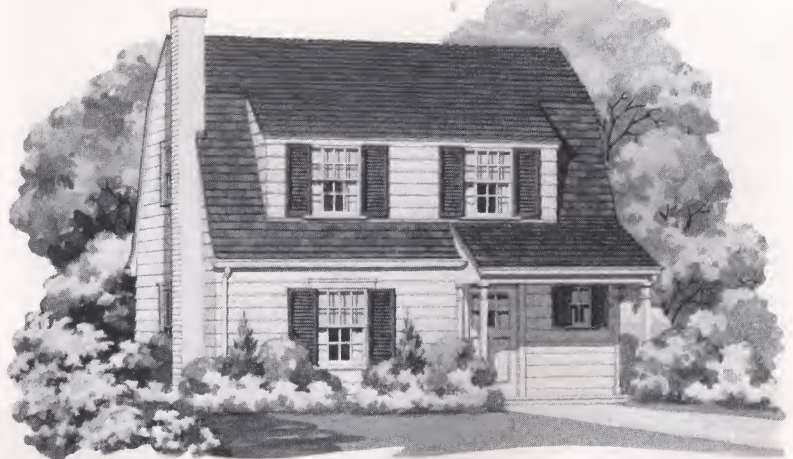
DIMENSIONS
 Size of Main Building 24'0" x 20'0"
 Ceiling Height 1st. Floor 9'0"
 Ceiling Height 2nd. Floor 7'6"
 9260 CU. Ft.



Second Floor



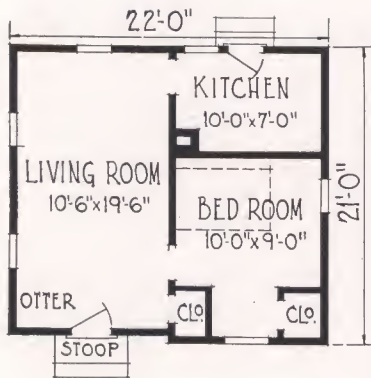
First Floor



The ORRICK

DIMENSIONS
 Size of Main Building 24'0" x 24'0"
 Ceiling Height 1st. Floor 8'0"
 Ceiling Height 2nd. Floor 8'0"
 10320 CU. Ft.

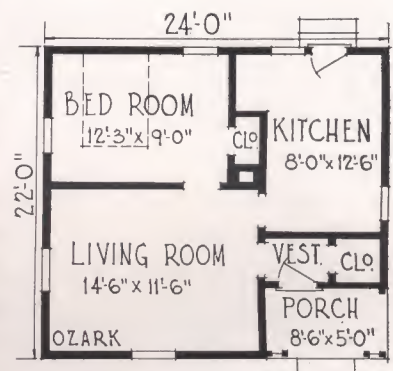
The upstairs is composed of two rooms but gives the efficiency of four rooms completely equipped. The first floor is spaced to allow for two cars and utility room.



The OTTER 1450⁰⁰

DIMENSIONS
Size of Main Building
22'0" x 21'0"
Ceiling Height --- 8'0".
5700 Cubic Feet

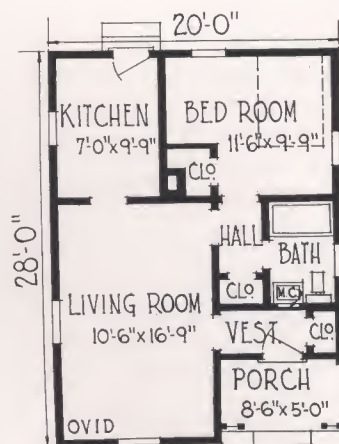
The picture proves the fact that a home may be small and economical in cost, yet be attractive, homey and desirable. This three room house offers four room efficiency.



The OZARK 1565⁰⁰

The pleasing exterior of this effective Colonial cottage urges one to inspect the compact and cozy interior. A three room house with four room efficiency.

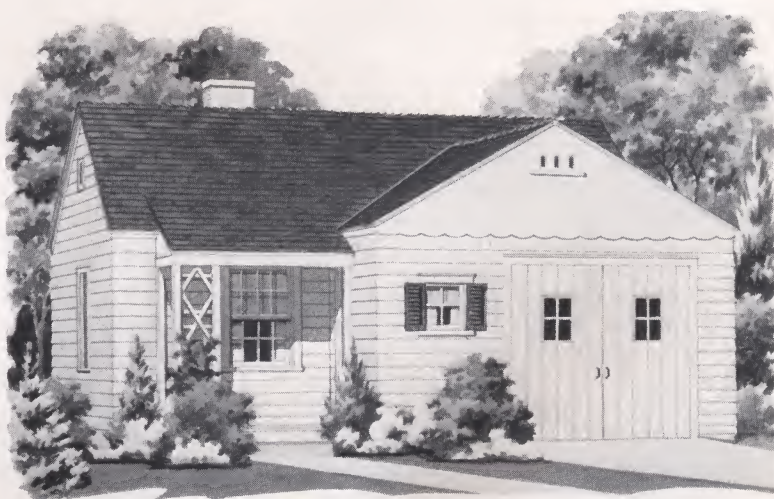
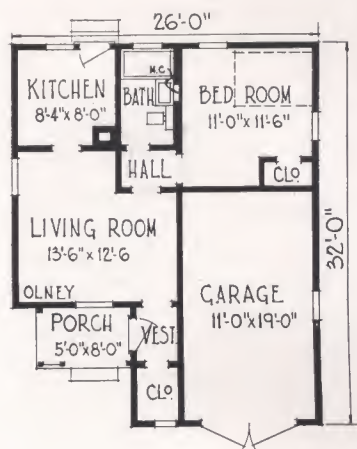
DIMENSIONS
Size of Main Building
24'0" x 22'0"
Ceiling Height --- 8'0".
6410 Cubic Feet



The OVID 3140⁰⁰

A Colonial cottage of attractive appearance, carefully planned for economy in material and construction. A practical and common sense home to build.

DIMENSIONS
Size of Main Building 20'0" x 28'0"
Ceiling Height 8'0"
6500 Cubic Feet.



The OLNEY 2640⁰⁰

DIMENSIONS
Size of Main Building 26'0" x 32'0"
Ceiling Height 8'0"
9100 Cubic Feet

This attractive little home will please many who believe that a home is not complete without a garage. Here it is, convenient and is part of the home.

THE F.H.A. PLAN

IS an easy step to home ownership



Chief features of the FHA Plan are: (1) lower financing charges; (2) long-term loans extending in some cases up to 20 or 25 years; (3) advancement by the lender of a large part of the total value (up to 80 or 90 percent, if circumstances warrant); (4) repayment in monthly installments—about like rent—suited to the borrower's income; (5) inclusion of taxes, assessments, and fire insurance in the monthly payment; (6) elimination of second mortgages and the need for periodic and expensive refinancing; (7) protection of the lender by a system of mutual mortgage insurance; (8) improvement of housing standards and conditions.

The protective features and safeguards offered by the FHA Plan apply to any house, regardless of cost. Builders or buyers of **small and moderate-priced homes** will be **especially interested** in the new regulations.

FHA OFFERS SAFEGUARDS

Definite advantages and safeguards are offered to the borrower who finances his home the FHA way.

The very elements which make the proposed loan a "good risk" to the lender and to the Federal Housing Administration are the same elements which assure the borrower of a sound investment, good construction, livability and comfort in his new home.

The FHA system, which determines that the property is good security for an FHA-Insured Mortgage Loan, automatically acts as a protection to the borrower. Home plans must meet definite property standards and requirements before FHA insurance is allowed.

FHA appraisers visit the site of the proposed home, or, if it is already completed, visit the home itself. All possible factors that might affect its value or usefulness are given the most careful attention.

When a new home is being constructed, periodic checks are made and the entire project is subject to FHA inspections.

This protection is a safeguard to both the borrower's investment and his physical comfort. It assures him a home that is suitably designed and structurally sound, built of good materials, protected against shoddy workmanship, and checked for compliance with plans and specifications.

Once your home is financed on the FHA Plan, you are safe on the straight road to home ownership. Your "rent money" is paying for your home—while you enjoy greater living comfort and security.

Call at our office for further information and full particulars.

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